

# Chapter 6

## Housing Element

### Goals, Objectives and Policies

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Unified Sumter County/Center Hill/Webster  
Comprehensive Plan

## Chapter 6 – Housing Element Goals, Objectives and Policies

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## Universal Goals, Objectives and Policies

### **Goal 6 Housing**

Encourage and promote the availability of adequate and affordable housing opportunities for all residents of the county.

#### **Objective 6.1 Housing Opportunities**

Provide adequate housing opportunities for elderly, very low-income, low-income, and moderate-income families by allowing varied types of housing including, but not limited to, single-family, multi-family, mobile homes, group home facilities, and foster care facilities.

##### **Policy 6.1.1 Affordable Housing Program**

The County and Cities shall encourage and support an effective on-going housing program to ensure current and future residents receive the opportunity of affordable housing. The County shall be the primary provider of the housing program for the cities (Bushnell, Center Hill, Webster, and Wildwood), consistent with the adopted Interlocal Service Boundary and Joint Planning Agreements, pursuant to Chapter 171, Part II, Florida Statutes.

##### **Policy 6.1.2 Funding Programs**

The County and Cities shall pursue state, federal, and private sector funding programs and sources to provide purchase assistance, structural improvements to existing housing, and construction of new housing within the community.

##### **Policy 6.1.3 Allocation of Mixture of Housing Densities and Types**

The County and Cities shall provide space for future growth and development with proposed land uses on the Future Land Use Map allowing a mixture of residential densities and housing types to increase the opportunity for future housing to accommodate different income groups, groups with special needs, and for all current and future residents.

##### **Policy 6.1.4 Public-Private Partnerships**

The County and Cities shall further housing opportunities for elderly, extremely-low, very-low, low and moderate income families by pursuing and supporting private and public partnerships with lenders, builders, developers, real estate professionals, advocates for low-income and special needs persons, and community groups.

##### **Policy 6.1.5 Regulation Flexibility Review**

The County and Cities shall review and consider the opportunities to provide the allowance of flexibility in densities, parking, setback requirements, and lot configurations for affordable housing. This review and consideration shall occur as part of the required review by the Affordable Housing Advisory Committee (See Policy 6.1.10).

##### **Policy 6.1.6 Family Accessory Cottages and Lineal Transfers**

The County shall continue to provide the opportunity for family accessory cottages as well as lineal transfer provisions within its land development regulations for the allowance of affordable

accessory residential units. The Cities shall consider amendments to their land development regulations to allow similar opportunities.

**Policy 6.1.7 Inventory of Publicly Owned Lands for Affordable Housing**

The County and Cities shall maintain an inventory of locally owned public lands suitable for affordable housing.

**Policy 6.1.8 Housing for All Socio-Economic Backgrounds**

The County and Cities shall encourage opportunities for providing workforce housing and affordable housing options in order to ensure that individuals from all socio-economic backgrounds have housing opportunities.

**Policy 6.1.9 Federal Fair Housing and Equal Opportunity Requirements**

The County and Cities shall maintain consistency with Federal Fair Housing and Equal Opportunity requirements.

**Policy 6.1.10 Affordable Housing Advisory Committee**

The County shall maintain an Affordable Housing Advisory Committee to review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plans and their impact on the provision of affordable and workforce housing in the county and cities. The Affordable Housing Advisory Committee shall recommend to the local governing boards of the County and Cities specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate value.

**Policy 6.1.11 Consolidated Affordable Housing Strategy**

By October 2017, the County and Cities shall prepare and adopt a consolidated affordable housing strategy, consistent with the terms of the Interlocal Service Boundary and Joint Planning Agreement adopted pursuant to Chapter 171, Part II, Florida Statutes.

**Policy 6.1.12 Infrastructure to Support Housing**

The County and Cities shall continue to seek state and federal funding where infrastructure improvements are needed to support existing and future residential development.

**Objective 6.2 Special Needs Housing**

Provide adequate and appropriate special needs housing including rural and farm worker housing as well as sites for elderly housing, group homes, foster care facilities and extremely-low, very-low, low and moderate income families.

**Policy 6.2.1 Sufficient Sites for Special Needs Housing**

The County and Cities shall assure there are sufficient sites of residential land at a variety of density ranges on the Future Land Use Map available for special needs, distribution of housing for a range of income and types (including mobile and manufactured homes), and the creation of affordable housing for current and future residents.

**Policy 6.2.2 Special Needs Population Support Resources**

The County and Cities shall continue to refer housing for special needs populations to the appropriate resources within the county, region, and state.

**Objective 6.3 Elimination of Substandard Housing**

By October 2035, the percentage of substandard housing units, compared to the total housing units, shall be reduced by at least 10 percentage points from the 2012 percentage.

**Policy 6.3.1 Florida Building Code and Florida Accessibility Code**

The County and Cities shall continue to implement the Florida Building Code and Florida Accessibility Code to protect the public health, welfare, and safety.

**Policy 6.3.2 Code Enforcement**

The County and Cities shall continue to implement code enforcement actions to correct substandard housing issues and continue with efforts to identify substandard housing within the community.

**Policy 6.3.3 Public-Private Partnerships for Housing Rehabilitation**

The County and Cities shall partner with the private and non-profit sector to aid in rehabilitating and improving the existing substandard housing stock.

**Objective 6.4 Affordable Housing Costs**

By October 2035, the percentage of extremely-low, very-low, low and moderate income families with housing costs exceeding 30% of their gross income shall be reduced by at least 10 percentage points from the 2012 percentage.

**Policy 6.4.1 Housing Types**

The County and Cities shall encourage housing opportunities, which include but are not limited to, rural development apartment complexes, group homes, foster care facilities, and tax credit residential complexes.

**Policy 6.4.2 Special Needs Housing**

The County and Cities shall allow special needs facilities, group homes, and foster care residences in all residential zoning within their land development regulations subject to the requirements and limitations of Section 419.001, Florida Statutes.

**Policy 6.4.3 Combination of Public and Private Resources to Reduce Cost of Housing**

The County and Cities shall increase the availability of affordable residential units by combining local resources and cost saving measures into local housing partnerships and using public and private funds to reduce the cost of housing.

**Policy 6.4.4 Expedited Permitting for Affordable Housing**

The County and Cities shall continue to provide expedited permitting for affordable housing projects.

**Policy 6.4.5 Building Permit Fee Waivers for Affordable Housing**

The County and Cities shall continue to provide building permit fee waiver for affordable housing in which the County or Cities are the lead entity in the process and project.

**Policy 6.4.6 Clear and Concise Land Development Regulations**

The County and Cities shall review and update, as needed, land development regulations to assure clear and concise land development regulations that minimize uncertainty and undue delay in approval of development projects.

**Objective 6.5 Neighborhood Stabilization**

By October 2035, the number of communities, neighborhoods, or areas that exhibit slum and blight conditions, as defined by Florida Statutes, shall decline by at least 25%.

**Policy 6.5.1 Funding and Partnership Opportunities for Neighborhood Stabilization**

The County and Cities shall pursue a variety of funding and partnership opportunities including, but not limited to, state and federal grants or loans and private funding or partnerships to provide restoration and preservation of neighborhoods and communities.

**Policy 6.5.2 Reduction of Long Term Maintenance, Utility, and Insurance Costs**

The County and Cities shall encourage innovative design and building principles, storm resistant construction, or other elements that reduce long term costs related to maintenance, utilities or insurance.

**Policy 6.5.3 Neighborhood Meetings and Workshops**

The County and Cities shall encourage meetings and workshops with housing providers, social service providers, local lenders, and neighborhood associations or groups to receive public input regarding neighborhood or community needs and opportunities.

**Policy 6.5.4 Housing Relocation**

The County and Cities shall maintain and implement, as needed, housing relocation programs in response to the public acquisition of existing homes or impacts of neighborhood revitalization programs.

**Policy 6.5.5 Neighborhood Compatibility**

The County and Cities shall maintain and implement regulations within their land development regulations that protect existing residential areas from adjacent and conflicting land uses. The use of buffering, screening and other site design considerations shall be deemed appropriate to maintain neighborhood compatibility.

**Objective 6.6 Historic Structures**

The County and Cities shall encourage the restoration and adaptive reuse of historic structures

**Policy 6.6.1 Review of Florida Master Site File**

The County and Cities shall periodically review the State of Florida's Division of Historic Resources Master Site File information to help identify historic structures.

**Policy 6.6.2 Assistance to Property Owners**

The County and Cities shall assist property owners with the process of registering a historic property with the National Register of Historic Places or with the Florida Master Site.

Unincorporated Area Specific Goals, Objectives and Policies

There are no additional goals, objectives, or policies for the unincorporated area. The universal goals, objectives, and policies fully apply within the unincorporated area of the county.

City of Center Hill Area Specific Goals, Objectives and Policies

There are no additional goals, objectives, or policies for the City of Center Hill incorporated area. The universal goals, objectives, and policies fully apply within the incorporated area of the City of Center Hill.

City of Webster Area Specific Goals, Objectives and Policies

There are no additional goals, objectives, or policies for the City of Webster incorporated area. The universal goals, objectives, and policies fully apply within the incorporated area of the City of Webster.